

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, November 13, 2017

7:00 PM

Planning and Zoning Commission

*Bill Christensen – Chairman
Michael Vasko – Vice Chairman
Joe Donahue – Secretary
Brad Richey
June Konold
Joe Wildenthaler
Drew Gatliff*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)Approval of Minutes

October 9, 2017 Planning and Zoning Commission Meeting Minutes

A motion was made by Member Brad Richey, seconded by Member Joe Wildenthaler, that the October 9, 2017 Minutes be approved. The motion carried by the following vote:

Yes: 7 – Gatliff, Richey, Wildenthaler, Christensen, Konold, Donahue and Vasko

Public CommentPublic OathPublic Hearings**SDP-17-010**

Property Owner: Winchester Office Park, LLC

Applicant: Deno Duros

Location: PID 184-003243 & PID 184-003286 (4.96 acres located south of Winchester Blvd, West side of Gender Road)

Request: Site Development Plan approval for 7,000 sq. ft. multi-tenant office building.

Mr. Moore presented the application for Deno Duros for property located at PID 184-003243 and 184-003286, approximately 4.96 acres located on the south side of Winchester Blvd, west of Gender Road. The applicant is requesting approval for a Site Development Plan to construct a 7,000 sq. ft. multi-tenant office building on the site. Staff presented information on the location of the site and surrounding land uses to the commission.

The applicants proposal for the site is phase 1 of the future build out of the office complex. The applicant is looking to construct the first 7,000 sq. ft. multi-tenant office building on the north east corner of the site. All future other office buildings will share the same access drive that provides frontage to the associated parcel to the south. Staff discussed that all public utilities will reach the site from Winchester Blvd and the storm water control will be a temporary parking lot basin that will be removed with phase 2 when the construct the permanent retention pond on the south west corner of the property.

The site will be accessed from Winchester Blvd off a shared access drive for the 4.96 acre site. The front 2.68 acre parcel will be the future Winchester Office

Park, with a full build out designed for 4 office buildings. The 2.68 parcel to the rear of the access drive is not proposed for development at this time. The applicant is requesting approval for Phase 1 of the construction, which will include one 7,000 sq. ft. office building at the northeast corner of the site. A pedestrian access sidewalk connecting the front door and side door to a sidewalk along Winchester Blvd. has been provided. The proposed site plan provides 35 parking spaces. Per Section 1185.03 of the Zoning Code, parking shall be provided at 5 spaces per 1,000 sq. ft. of gross floor area, setting the minimum allowable amount of parking spaces provided at 35.

Chapter 1199.05 of the Commercial Development Standards states, that the parking shall be located to the rear or side of the principle building with no more than 50% of the parking to the side of the building. All of the parking has been designed to be located behind the building, meeting this requirement.

Staff discussed that the Urban Forester reviewed the proposed landscape plan and has two recommendations for the applicant:

1. Use trees from the Urban Forester CW List OR trees not from the unapproved list.
2. Trees must be a minimum of 2" caliper.

Mr. Moore shared the lighting plan with the commission and noted that the plan calls for 3 parking lot lights. All three of the lights are feature decorative heads and they meet the lighting requirements of the Commercial Development Standards.

The applicant has provided elevations of the proposed 7,000 sq. ft. office building for Phase 1. Chapter 1199.03(c) of the Commercial Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement.

Chapter 1199.03(a) of the Commercial Development Standards require the building to have four-sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements, along with building articulation. Each elevation meets this requirement with the four sided entry features, multiple gables on the north and south elevations, and stone water table.

Chapter 1199.03(d) of the Commercial Development Standards require that the building have 40% window glass between 2' and 10' in height on the front elevation of the building. Each elevation has 60% or over window glass on each elevation, meeting this requirement.

Chapter 1199.06(a) of the Commercial Development Standards require that building wall lighting must be decorative fixtures. The fixtures shown by the applicant meet this requirement.

Chapter 1199.03(g) of the Commercial Development Standards require that trash dumpsters be screened from view at all property lines and that the screening materials shall be complimentary to those used on the majority of the building. The applicant has indicated that the screening for the dumpster be concrete block wrapped in same stone material as the water table on the building. The dumpster enclosure will also feature a black aluminum gate at the entrance.

The applicant has submitted that the building will have wall signage available on all four elevations. The east and west elevation will allow signage for the appropriate tenant set at 39 sq. ft. The north and south elevation will have the availability for two tenants to have signage at 19 sq. ft. per tenant. Staff recommends that building signage be consistent with all future buildings and consist of composite panels that have routed lettering with a minimum 1" relief and frame, to be externally illuminated with discrete wall lighting.

Due to the application meeting all of the requirements for the Commercial Development Standards staff is recommending that the application be approved with the following conditions:

1. Building signage be consistent with all future buildings and consist of composite panels that have routed lettering with a minimum 1" relief and frame, to be externally illuminated with discrete wall lighting.
2. The Urban Forester comments be corrected in the plans.

Mr. Bogenrife discussed the building materials with the commission and noted why they chose the specific building materials. Bogenrife also discussed the landscaping options with the commission.

Mr. Gatliff asked that the applicant install a fourth parking lot light to illuminate all of the spaces in the lot. Currently there are several spaces to the west that are not illuminated by the current lighting. The applicant affirmed to this change.

A motion was made by Member Mike Vasko, seconded by Joe Wildenthaler, to approve this Site Development Plan application with the following conditions:

- 1. Use trees from approved CW tree list OR trees that are not on the unapproved list.**
- 2. Trees must be planted at 2" minimum caliper.**
- 3. The building signage be consistent with all future buildings and consist of composite panels that have routed lettering with a minimum 1" relief and frame, to be externally illuminated with discrete wall lighting.**

4. Modify the parking lot lighting to illuminate all of the parking spaces.**The motion carried by the following vote:**

Yes: 7 – Gatliff, Richey, Wildenthaler, Christensen, Konold, Donahue and Vasko

VA-17-017

Property Owner: Waterloo Crossing LTD

Applicant: SkilkenGold Development LLC

Location: Property located at the Waterloo Crossing Shopping Center (.51 acres located at PID 184-003208)

Request: Variance to section 1199.03(c) of the Commercial Development Standards to allow building elevations to be below the 80% natural material requirement.

Mr. Moore presented the application for SkilkenGold Development LLC for .51 acres of property located at the Waterloo Crossing Shopping Center. The applicant is requesting approval to receive a variance from Chapter 1199.03(c) of the Commercial Development Standards to allow building elevations to be below the 80% natural material requirement.

The Kay Jewelers site consists of .51 acres that is going to be split off from parcel 184-003208. The .51 acres for the project site is located at the corner of Winchester Blvd. and the private access road that leads south towards the shopping center, adjacent to the existing Walgreens.

The proposed site plan calls for a new 2,830 sq. ft. building to be constructed at the corner of Winchester Blvd. and the private drive. This building will be built to the build-to line and will have a corner entrance. All four sides of this building will be highly visible. The elevations provided show that the building materials will be comprised of Endicott Thin Brick in "Ruby Red Velour" and different colors of Trespa "Meteon" composite paneling. The west elevation also features a third material which is a Nasco "Ebanzo Nero" structured tile. All four elevations of the building fall below the 80% natural material requirement per the Commercial Development Standards.

Staff discussed that the applicant has indicated that they have already altered the national prototype to meet the exterior goals of the city. However, they have not done so by failing to reach the 80% natural material requirement. All of the new construction in the General Commercial zoning district has been able to meet the 80% natural material requirements since it has been adopted by City Council. Approving this variance would allow this development to construct a building that does not comply with the same standards that surrounding commercial development has been required to do.

Mr. Moore discussed that with the items submitted in the P&Z packets, staff recommends variance application #VA-17-017 be denied as presented. The applicant should revise the exterior elevations to meet the criteria of Chapter 1199.03(c). City Council adopted specific building material requirements for the city to ensure high quality commercial growth that branded the community.

Due to staff's negative recommendation the applicant has altered the elevations for the meeting tonight at P&Z. These new elevations show that the Trespa material being removed from the west and south elevation and replaced with a tan brick color. This change gets the west and south elevation within the 80% natural material requirement. The north and east elevation does not meet the natural material requirement due to the tower entry element, which consists of the Trespa material.

With the update per the revised plans presented at the meeting staff recommends variance application #VA-17-017 be approved as amended by the applicant. The revised the building elevations remove the TREPSA material from the west and south elevations and replaced it with brick. This change only leaves the north and east elevation under the 80% natural material requirement.

Mr. Vasko asked staff what the percentage of natural material is on the west and south elevation. Staff indicated that south is at 100% natural brick and the west is above 80% natural. Mr. Haire indicated if the ceramic tile is considered natural material then that wall would be all natural material.

Mr. Gatliff asked if the backing to the signs is the Trespa material. Staff indicated that they believe so, but the applicant can clarify.

Mr. Wildenthaler stated that they will need a slight variance on the east elevation. Staff affirmed.

Mr. Vasko stated that there appears to be an error in the staff report on the percentages of natural material. After review staff confirmed that there is a typo.

The commission discussed the natural materials provided on each elevation with staff.

Frank Petruziello spoke on behalf of Kay Jewelers to the commission.

Mr. Petruziello stated that they have worked with staff on the site plan for some time now. The original application had the Trespa material to fit with Kay Jewelers new prototype with the Trespa material over the entire building. In attempt to create something that fit the area we added more brick to the

facades. This attempt was not acceptable to the city so we revised the elevations again to replace almost all of the Trespa material with brick. This change is not about cost for the applicant has the Trespa is more expensive than brick. This tenant likes the amount of storefront glass required and it will help activate the street.

The applicant spoke that the black porcelain tile that was being discussed on the west elevation has a resemblance to slate and the applicant feels it is a natural material. There are a couple minor deviations from the 80% requirement, but removing the signage and window glass you could be at the 80%. The quality of how the building presents itself is important.

Mr. Petruziello commented that they have altered the red brick from what was in the application to the exact brick that staff is requesting be used on the building. This brick will match other buildings in the area. The only Trespa paneling will be used on the entry tower.

Mr. Petruziello passed around building material samples to the commission.

Mr. Richey asked if any of the wood paneling is used on the building. The applicant indicated the wood grain paneling is not being used.

Mr. Christensen opened up the application up for the public hearing.

A motion was made by Member Mike Vasko, seconded by Member Joe Donahue, that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 - Christensen, Gatliff, Richey, Wildenthaler, Konold, Vasko and Donahue

A motion was by Member Joe Wildenthaler, seconded by Member Drew Gatliff, that this variance be approved as amended by the applicant.

This motion carried by the following vote:

Yes: 7 – Christensen, Gatliff, Richey, Wildenthaler, Konold, Vasko and Donahue

SDP-17-009

Property Owner: Waterloo Crossing LTD

Applicant: SkilkenGold Development LLC

Location: Property located at the Waterloo Crossing Shopping Center (.51 acres located at PID 184-003208)

Request: Site Development Plan approval for a 2,830 sq. ft. Kay Jewelers.

Mr. Moore presented the application for SkilkenGold Development LLC for .51 acres of property located at the Waterloo Crossing Shopping Center. The applicant is requesting approval for a site development plan to construct a 2,830 sq. ft. Kay Jewelers store in the Waterloo Crossing Shopping Center.

The subject property has a front build-to-line at 25 feet. The commercial development standards, code section 1199.04(a)(1) allows a variation from the build-to line of 0 feet to 5 feet for 50% of the front elevation to be within the front build to line. The closest corner of the building is 20.97 feet away from the right-of-way line and the center of the building is at 30 feet away, putting the building within the variation allowed. Additionally, the applicants have provided a 40 square foot patio area with a bench in front of the building. Side yard and rear yard setbacks are met with this site plan.

The site will have access from two private drives that intersect with Winchester Blvd. The first access point is located on the southwest side of the proposed store. This entrance will line up with Walgreens access across the street. The second access point is located on the northeast corner of the site and will connect to the current stub of the private road that leads to the rest of the Waterloo Crossing shopping center. A pedestrian access point has been provided from the entrance of the store to the sidewalk along Winchester Blvd.

The proposed site plan provides 16 parking spaces. 8 of the spaces are located to the east of the building and 8 are to the south of the building. Chapter 1199.05 of the Commercial Development Standards states, that the parking shall be located to the rear or side of the principle building with no more than 50% of the parking to the side of the building. The site layout as provided meets this requirement.

Per Section 1185.03 of the Zoning Code, parking shall be provided at 3 for the first 1,000 sq. ft. plus 1 for each additional 500 sq. ft. of gross floor area, setting the minimum allowable amount of parking spaces provided at 7. The commercial development standards allow an additional 25% increase to that minimum for a maximum allowable at 9 parking spaces. The proposed Kay Jewelers store is requesting 16 parking spaces, exceeding the maximum allowable by 7 spaces. The increase of 7 spaces requires an additional sixty (60) sq. ft. of landscaping per one (1) parking space, above what is required for the building, per section 1199.05(c)(1). The applicant has provided additional landscaping to meet this requirement.

Sanitary sewer service is available through an existing public line along Winchester Boulevard that has a manhole located on the north-west corner of the property. Water service is available through a public water line along the west side of the private drive, at the site of Walgreens. A private storm sewer system will be created on site that will lead to an existing 21" storm line tying to the existing shopping center drainage system.

The proposed landscaping plan shows some shrubs screening the parking lot along Winchester Blvd. and the parking lot to the south from neighboring properties. Landscaping has also been provided to screen the rear utility transformer box from view. The applicant is required to plant 1 tree per 1,000 sq. ft. of building in addition to 1 tree per 6 parking spaces. 6 trees are required to be planted to meet code, and a total of 9 trees are being provided. The Urban Forester has reviewed the landscape plan and confirmed that it meets code.

The applicant has provided a site lighting plan that meets the standards in code section 1199.06. The decorative light fixtures and pole proposed are 18 feet tall and are at the maximum height of 18 feet allowed due to the parking lot having below 30 parking spaces. The lighting intensity for the site plan is designed at 3 foot candles, which is within the required range 1-3 foot candles.

The applicant is showing preliminary signage plans only at this time. The preliminary plans call for 1 sign per building elevation. The front corner entrance will have the signage at the top of the parapet tower while the rear signage will wrap the southwest wall in a similar scale. Based on the renderings, the signage is planned to be individually lit letters with a floral design, possibly raised in fashion, behind the sign. This sign will need to follow the Waterloo Crossing Sign Guidelines.

Staff is concerned about the brick color that the applicant has proposed. The proposed Endicott Brick "Ruby Red Velour", does not look like it will match any of the other brick in the rest of the shopping center. Staff recommends that the applicant use the same or similar brick that was used on one of the other buildings in the area.

The Commercial Development Standards require the building to have four-sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements. Each elevation meets the requirements for the number of design elements. The standards also require that the building have articulation with frontage that exceeds 50 feet and offsets to the wall plane which the building meets this requirements with the differential wall heights and offsets in the building elevations.

The Commercial Development Standards require that the elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The applicant has indicated that the front elevation has 63.3% window glass, meeting this requirement.

The entrance to the building faces Winchester Blvd and the parking lot location. This meets the Commercial Development Standards in Chapter 1199.03, which

requires the entryway to be located on the front of the building facing the primary right-of-way.

The mechanical equipment on the roof has been shown by the applicant to not be visible and to meet code standards. The exterior transformer is located to the rear of the building and is shown to be screened with landscaping on three sides.

The dumpster screening has been designed to be comprised of brick on three sides with a metal gate on the front. The design of the dumpster enclosure meets the screening requirements of the Commercial Development Standards.

Staff recommends that the application for SDP-17-009 be approved with the following conditions:

1. That the applicant choose a different brick color to match the rest of the shopping center.

Mr. Moore noted that during the variance application the applicant committed to changing the red brick to match the existing shopping center.

Mrs. Konold asked staff if the beige brick needs to be the same red brick as well. Staff indicated that staff's recommendation is to have the red brick match the rest of the shopping center, but the beige brick would create an accent color.

Mr. Wildenthaler commented that the new renderings are facing the wrong direction. Staff noted that they saw that too while presenting the application.

Mr. Haire commented that the city has tried to be consistent with the brick throughout the entire Gender Road Corridor.

Mrs. Konold commented that she does not understand the beige brick being requested.

Mr. Wildenthaler asked to pull up the location map again. Mr. Haire indicated that it is across the street from Walgreens. Mr. Moore commented that this project will require a lot split and the existing parking lot on the shopping center site will remain the same, only the grass area is being constructed on.

Mr. Christensen asked if the applicant had any comments.

Mr. Petruziello commented that this site is a challenge due to the number of easements on the site and that they would have designed the structure closer to the street if they had the opportunity. Kay Jewelers wants the building to be really visible and with the amount of storefront glass it will be a nice addition to the shopping center.

Mr. Donahue asked to see staff's recommendation again. Staff indicated that the recommendation on the screen shows that they need a variance for the

design, which was granted and they are going to meet the second condition by modifying the brick color.

Mr. Donahue asked the applicant if they had any issues modifying the brick color to staff's recommendation. The applicant indicated that they will make the change.

Mr. Richey asked the applicant if the rooftop units have been specked for this project or if the unit in the rendering was an assumption. The applicant indicated the units that were specked are the ones that will be used on the building.

A motion was made by Member Brad Richey, seconded by Joe Wildenthaler, to approve this Site Development Plan application as presented.

The motion carried by the following vote:

Yes: 7 - Christensen, Gatliff, Richey, Wildenthaler, Konold, Vasko and Donahue

Old Business

Mr. Moore indicated that in December staff will bring forward a proposed amendment to the zoning code to allow agricultural animals on residential properties. This amendment has been discussed with staff and City Council for about six months after P&Z directed staff to look at a more optimal solution for the applicant on Winchester Pikes zoning violation issue in regards to his goats and chickens. After P&Z reviews the proposal, a recommendation to P&Z will be made to City Council for 3 readings.

Mr. Donahue asked staff about getting more speed limit signs in town. Mr. Haire indicated that the public service director has been working with Council on speeding in the community.

New Business

Adjournment

Time Out: 8:01pm

A motion was made by Mike Vasko, seconded by Brad Richey, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 7 – Christensen, Gatliff, Richey, Wildenthaler, Konold, Vasko and Donahue

Date

Bill Christensen, Chairman

Joe Donahue, Secretary